



**LEGAL DESCRIPTION**

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A portion of Sections 12 and 13, Township 52 South, Range 40 East, Miami-Dade County, Florida; being more particularly described as follows:

BEGINNING AT A POINT being northwest corner of Section 7-52-41 also being along the east line of Section 12-52-40, thence south 5,015 feet +/- to a point being the intersection of the east line of Section 13-52-40 and the north right-of-way line of PALMETTO FEEDER ROAD (PB 60 PG 91); thence west along the north right-of-way line of said PALMETTO FEEDER ROAD to a point being the southwest corner of TRACT A of PALMETTO COMMERCE CENTER (PB 118 PG 82), thence north to a point being the northwest corner of said TRACT A, thence east along the north line of said TRACT A 973 feet +/- to a point, thence north 93 feet +/- to a point being the southwest corner of TRACT A of BARNETT BANK TRACT (PB 146 PG 98), thence north to the northwest corner of TRACT A of NORTH LAKE COMMERCE (PB 164 PG 36), thence east 20 feet +/- to a point along the west line of TRACT A of PARKVIEW SUBDIVISION (PB 165 PG 98), thence north along the west line of said TRACT A to a point being the northwest corner of said TRACT A, thence north along the west line of TRACT D of GARDENS PARK SUBDIVISION FIRST ADDITION (PB 170 PG 45) to a point being the northwest corner of said TRACT D, thence northeasterly to a point being the northeast corner of TRACT C of HARBOUR SUBDIVISION (PB 131 PG 11), thence 54 feet +/- to a point being along the centerline of MIAMI GARDENS DRIVE, thence east along the centerline of said MIAMI GARDENS DRIVE to the POINT OF BEGINNING.